Karen Johnson Davidson County
Batch# 659726 DEEDQC
06/18/2021 11:31:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210618-0082552

This Instrument Prepared by Ashley Waters, Attorney a
116 Locust Avenue, Suite A, Cookeville, Tennessee 3

THIS DOCUMENT WAS PREPARED WITHOUT THE BEN SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
David Lee Huggins	*David Lee Huggins*	*Map 726*
2938 Bender's Ferry Road	*2938 Bender's Ferry Road*	*Parcel 14*
Mt. Juliet, TN 37214	*Mt. Juliet, TN 37214*	

This instrument made and entered into on this the 8th day of June, 2021, by and between ***David Lee Huggins***, First Party; and ***David Lee Huggins and Diana Lynn Huggins, as tenants by the entirety***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, their successors and assigns, all his right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows:

Being a certain tract of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 45 on the Map of Maynor Place, recorded in Book 843, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 60 feet on the north side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

This conveyance is subject to any and all recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property, known as 1017 Maynor Ave., Nashville, TN 37216

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further

made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Quitclaim Deed from Ronald Earl Huggins, a one-half (1/2) undivided interest as tenants in common, to David Lee Huggins and Diana Lynn Huggins, husband and wife, of record in Instrument Number 20210618-0036255, Register's Office of Davidson County, Tennessee.

This conveyance is made pursuant to the provisions of T.C.A. §66-1-109, and for the purpose of creating an estate by the entireties in and to the entire above-described property in said David Lee Huggins and Diana Lynn Huggins, husband and wife, so that the entire property, upon the death of either, will pass to the other.

IN TESTIMONY WHEREOF, the First Party has hereunto set his signature, this day and date first above written.

David L. Huggins

David Lee Huggins

State of: TENNESSEE
County of: DAVIDSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **David Lee Huggins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 8 day of Jan, 2021.

NOAH CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/6/2024

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(A)(i) BECAUSE IT IS THE CREATION OR DISSOLUTION OF A TENANCY BY THE ENTIRETY BY THE CONVEYANCE FROM ONE SPOUSE TO THE OTHER.